

**ADVERTISED
PLAN**

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All-Weather Snowmaking Unit, Northside/Spurs Area, Mt Buller Ski Field

Alpine Planning Scheme, Design and Development Overlay Schedule 3 (DDO3) Clause 2.0 Response

Clause 2.0 Application Requirements

An application to construct a building or construct or carry out any works should be accompanied by the following information, as appropriate:

- A design response that explains how the proposed development demonstrates:
 - How the development has been designed and sited in response to the topography of the site, its existing indigenous vegetation, fauna and natural features.

The All-Weather Snowmaking Unit is sited in an area that is adjacent to existing snowmaking installations and a ski lift terminal and is for the purpose of ski field operations.

The snowmaking unit is sited next to the potable water storage. This minimises the visual impact when considering the size of the unit itself compared to the water storage.

The site has been selected because it doesn't contain any indigenous/native vegetation.

The installed unit will be typical of the existing all-weather snowmaking unit installed in 2017 (PA1600151) at the top of the Bourke St ski slope
 - The extent to which the development has attempted to minimise grading and alteration of natural landforms and retain existing indigenous vegetation on the site.

There will be no alteration of the current landform and the site has been selected because it is flat and does not contain any indigenous/native vegetation.
 - The relationship of the development to any surrounding development and vegetation on adjoining land.

The development is purely an all-weather snowmaking unit for the purpose of ski field operations and is located adjacent to other snowmaking infrastructure and a ski lift terminal station.

The development is sited in an area that does not contain any indigenous/native vegetation.
 - The visual impact of the proposed development all year round, particularly in terms of impact on the landscape and when viewed from key vantage points within the Village, from Mt Buller Access Road and adjoining ski fields.

The building is sited in a flat area next to the potable water storage at Burnt Hut Spur and is naturally hidden from vantage points across the mountain. The proposed development cannot be sited from the Mt Buller Access Road or the Mount Buller Village.
 - A plan to provide for the management of native vegetation should be provided and detail how a 'net gain' outcome consistent with the requirements specified in Victoria's Native Vegetation Management – A Framework for Action (2002) will be achieved and should include details of the monitoring and reporting of the implementation of the plan.

The area of ground disturbance associated with these works is illustrated and evidenced in the vegetation photos included in the application in the Site Environmental Management Plan (SEMP) Appendix. The area has less than 25% perennial understory and in actuality no existing indigenous vegetation cover where ground disturbance and vegetation removal will take place, there are no trees and no wetlands and as such the area does not meet the definition of a "patch" as per the guidelines. No native vegetation, including dead vegetation,

will be removed, destroyed or lopped as part of these works and any revegetation, including in inter-sod spaces will be with native vegetation.

The area of ground disturbance is approximately 220m² with the entire site area to be rehabilitated and revegetated where necessary (as per the Site Construction Management Plan and Site Rehabilitation and Revegetation Management Plan), all with native plants resulting in a net gain in relation to the degraded vegetation presently within the site boundary.



Above: The existing all-weather snowmaking unit installed in 2017 (PA1600151) at the top of the Bourke St ski slope – the proposed unit will be typical of this previous installation

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